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Realty Title 48-A

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 10/22/02 09:49 2pgs
Fees:13.00 Taxes:753.69
20021022-0129382

WARRANTY DEED

THIS INDENTURE, made this 1st day of July, 2002 between **SHAWN M. GREGG AND WIFE, STACY M. GREGG** of **DAVIDSON** County, Tennessee, First Parties, and

Elizabeth A. Rich and husband, Phillip L. Rich

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Shawn M. Gregg and wife, Stacy M. Gregg

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 77 ON THE PLAN OF FIRST REVISION, THE PENINSULA, PHASE ONE, OF RECORD IN PLAT BOOK 9700, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHAWN M. GREGG AND WIFE, STACY M. GREGG BY DEED FROM FOX RIDGE HOMES, INC., A/K/A NVR FOX RIDGE, INC., OF RECORD IN BOOK 11229, PAGE 752, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2002 PROPERTY TAXES WHICH ARE A LIEN, NOW DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

SHAWN M. GREGG

STACY M. GREGG

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **SHAWN M. GREGG**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of July, 2002.

My Commission Expires MAY 28, 2006

Wendy E. Wilson
Notary Public
Printed name: Wendy E. Wilson

My commission expires:_____
(NOTARY SEAL)

NOTARY PUBLIC AT LARGE

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **STACY M. GREGG**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of July, 2002.

My Commission Expires MAY 28, 2006

Wendy E. Wilson
Notary Public
Printed name: Wendy E. Wilson

My commission expires:
(NOTARY SEAL)

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Elizabeth A. Rich
4921 John Hager Road
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
1st Trust Bank For Savings
P.O. Box 17257
Memphis, TN 38187-0257

CLT#

Map & Parcel #: 097-16-0-A 022.00CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 203,700.00.

Phillip L. Rich (AFFIANT)

Subscribed and sworn to before me, this 18th day of October, 2002

Diane K. Mann
Notary Public
Printed Name Diane K. Mann

My commission expires 3/14/2005